

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
DECEMBER 5, 2012**

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:30 pm. Vice President Jim Schroeder took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Absent	Martin Loya	-Absent
Bob Wright	-Present	Chad Hurm, Engineer	-Present
Randy Mehringer	-Present	Darla Blazey, Bldg. Comm. / Zoning Administrator	-Present
Ben Krapf	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

**PLEDGE OF ALLEGIANCE**

President Schnarr led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the November 7, 2012 Regular Meeting were reviewed. Cindy Laake made a motion to approve the minutes as mailed. It was seconded by Kevin Manley. Motion carried 9-0.

**BOB WRIGHT – RESIGNATION**

On behalf of the Board, President Schnarr presented Bob Wright with a plaque and thanked Mr. Wright for his dedicated years of service to the Jasper Plan Commission and Board of Zoning Appeals. Mr. Wright announced at last month's meeting that he would be retiring at the end of 2012.

**STATEMENT**

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

**Petition of The Evangelical Lutheran Good Samaritan Society for request to change condition on secondary approval of Good Samaritan, A Replat of part of Summit Heights Addition.**

Nathan Waggner, of Cash Waggner & Associates, and Judy Pund, representing the owner of Northwood Good Samaritan, were present to ask the Board to consider voiding the condition made on secondary approval of Good Samaritan, A Replat of part of Summit Heights Addition at last month's meeting. The condition was to allow secondary approval of the plat if an agreement was made between the land owners, Jasper Lumber Company and Northwood Good Samaritan to ensure that the cost be covered to extend Pleasant View Drive to the boundary line. This extension would provide connection in the event that street is built through to St. Charles Street in the future. Ms. Pund presented a letter signed by all three property owners, Jasper Lumber Company, Northwood Good Samaritan and Ken

Beck. The letter states that all three property owners are in agreement of petitioning to vacate Pleasant View Drive instead of extending it; a decision the three entities agreed upon due to cost saving.

There was much discussion on the matter. The Board shared their concerns. Randy Mehringer stated that according to the ordinance there should be a through street every 1,500 feet. He pointed out that Booths Lane was not extended at the time the area was developed, therefore, in his opinion, Pleasant View Drive should definitely be built through.

President Schnarr's concerns were mainly due to setting precedence. He said if the Board allowed this developer not to extend the road to the boundary line, there would be several other developers appearing during the platting process to request the same. He said every developer should follow the rules in the ordinance, including building the road to the property line.

City Engineer Hurm asked a question for the Board to consider. At the time the area was designed, "Was Pleasant View Drive intended to go directly through to carry traffic or just to have an access point on either end?" He expressed that building the road straight through would definitely carry more traffic.

Kevin Manley said if Lakeview Drive is going to be extended; he does not see it as a priority to extend Pleasant View Drive if that area is not going to be developed. Randy Mehringer replied to Mr. Manley's comment by saying that since St. Charles Street was extended, it is in his opinion that the area in question would indeed be developed sometime in the future.

After all concerns were discussed, Kevin Manley made a motion to close the public hearing. Cindy Laake seconded it. Motion carried 9-0.

Randy Mehringer made a motion to grant an unfavorable recommendation for secondary approval. It was seconded by Vice President Schroeder. Kevin Manley and City Engineer Hurm were opposed. Motion carried 7-2.

#### **Petition of City of Jasper concerning amendment to the Zoning Ordinance of the City of Jasper.**

Continuing the public hearing from last month's meeting, Building Commissioner / Zoning Administrator Darla Blazey presented an amendment to the Board concerning changes to the Zoning Ordinance that references signs and also a title change from Building Commissioner / Zoning Administrator to Director of Community Development and Planning. In reference to the sign ordinance, Randy Mehringer stated a few more changes to the proposed ordinance presented at last month's meeting.

There were no remonstrators present. After all changes were discussed and agreed upon, Kevin Manley made a motion to favorably recommend that the Common Council approve the amendment to the Zoning Ordinance that references signs and also the title change referring to the Building Commissioner/Zoning Administrator's position. Pat Lottes seconded it. Motion carried 9-0.

The Common Council will meet Wednesday, December 19, 2012, at 7:00 p.m. for final approval of the public hearing.

## **NEW BUSINESS**

### **Jasper Country Club – Confirm compliance with Comprehensive Plan.**

(President Schnarr recused himself from the Board due to a conflict of interest and Vice President Jim Schroeder served as acting President.)

Attorney Kabrick told the Board that the Redevelopment Commission passed a declaratory resolution which approved an economic development plan concerning the purchase of the Jasper Country Club property, which consists of approximately 63 acres. As part of the process, it is necessary for the Plan Commission to view the resolution and the economic development plan to consider whether or not the purchase of the property conforms to the City's Comprehensive Plan.

Discussion followed. Member Ben Krapf shared his concerns of whether or not acquiring the property would create competition for other projects and areas in the city such as the Riverwalk. Another concern was the vacant and underutilized parcels that are being discussed as part of the purchase.

John Bell, President of the Redevelopment Commission, expressed positive reasoning behind the Commission's decision to pass the declaratory resolution. Mr. Bell said it is in the City's best interest to take a serious look at the opportunity to purchase the property. While the City is looking at the land as a potential centralized park, there have been other entities such as the Greater Jasper Consolidated Schools, Jasper Arts Commission and Jasper Public Library showing interest in some of the property. Additionally, Mr. Bell said the Commission members walked the property with the Mayor and some of the concerned citizens who live adjacent to the Country Club property. Mr. Bell stated that a verbal agreement ensures that their privacy would be protected by a buffer utilizing plenty of green space between theirs and the Country Club property.

Redevelopment Commission member Rick Stradtner said he visualizes the downtown and ROJAC area as a tourism-type theme, whereas the Country Club property could be viewed more for the common good of the community. Mr. Stradtner added that having a cultural center could be attractive to a local company that wants to expand and/or someone that might want to relocate to this area.

Vice President Jim Schroeder said he feels this would be a good thing for the community; however, he expressed that it would be very beneficial to have a plan and figure out how the property will be used before purchasing it.

Member (and Councilman) Kevin Manley said that, in his opinion, this is a 'once-in-a-lifetime' opportunity to have that much green space. He added that by selling the four underutilized park properties, the City will benefit financially in a huge way. (Those properties include the Lechner property near Precious Blood Church, the Bockelman property north of the Municipal Golf Course, the 30<sup>th</sup> Street Park and a property at Truman Road and St. Charles Street; totaling approximately 70 acres.)

After discussion, Kevin Manley made a motion to recommend to the Common Council that the purchase of the property would conform to the Comprehensive Plan. Cindy Laake seconded it. Member Ben Krapf was opposed. Motion carried 7-1.

With no further discussion, Kevin Manley made a motion to adjourn the meeting. City Engineer Hurm seconded it. Motion carried 9-0, and the meeting was adjourned at 8:53 pm.

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Brad Schnarr, President

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Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary